



75 Moffat Walk
Tranent, EH33 2QN



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- ENTRANCE HALLWAY
- LIVINGROOM
- KITCHEN/DINING ROOM
- PLAYROOM/BEDROOM FIVE (DOUBLE)
- DOWNSTAIRS W.C
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING









LOCATION

Tranent is a popular East Lothian town which lies within easy commuting distance of Edinburgh.

The area boasts all manner of light industry and offers a wide range of services and amenities including shops, banking, building society and postal services. Just a short drive away Fort Kinnaird and Straiton retail parks offer an extensive range of shops with many high street names and along with an Asda superstore.

Amongst the many leisure and sporting facilities nearby are football and rugby pitches, Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area, just outside is Meadowmill Sports Centre with an athletics track and an excellent sports centre. East Lothian Golf Range are also close at hand.

Good schooling is provided for children from nursery to secondary level.

It is well placed for commuting in to Edinburgh and the city bypass also provides ready access to the airport and motorway network, leading north and west. There are also railway stations at Prestonpans and Wallyford with trains in to Edinburgh. There is a frequent bus service to Edinburgh and surrounding towns and villages.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



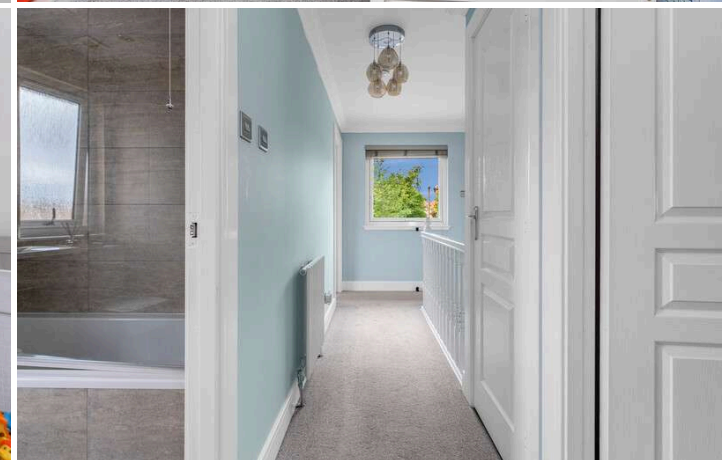
DESCRIPTION

Moffat Walk is a stunning 4 bed detached villa that has been modernised and upgraded to an incredibly high standard by the current owners with quality fixtures and fittings throughout. Located in a modern, maintained and family orientated residential development in Tranent, this beautiful home comprises: freshly decorated, welcoming hallway with herringbone effect floor tiles; bright and spacious, south facing living room; modern kitchen diner with French doors leading out on to an enclosed walled garden; versatile play room/bedroom 5 with built in wardrobe; bedroom 1 with mirrored wardrobe space and a fully tiled, contemporary en-suite shower room; front facing double bedroom 2 with built in wardrobe; double bedroom 3 with built in wardrobe; rear facing double bedroom 4 with built in wardrobe; fully tiled family bathroom with heated towel rail, vanity unit and mains fed shower over bath; downstairs WC and handy utility room which completes the accommodation on offer. Externally, there is a monoblocked driveway suitable for two cars and a low maintenance garden ground to the front and side with artificial grass. To the rear there is a private and enclosed garden which includes artificial lawn and quality paved patio area, perfect for entertaining in the summer months. This development also includes additional visitor parking bays, well-maintained communal grounds and play park.

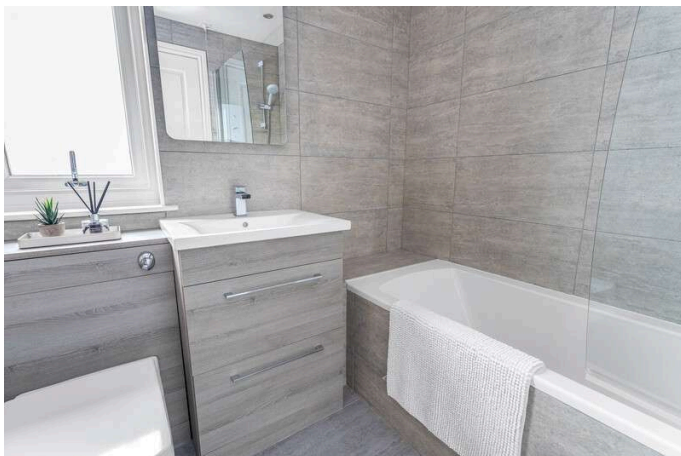
EPC RATING

The energy efficiency rating for this property is band C





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Annan: 75 Moffat Walk, Tranent, EH33 2QN
 Approximate Gross Area
 143 sq m / 1548 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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